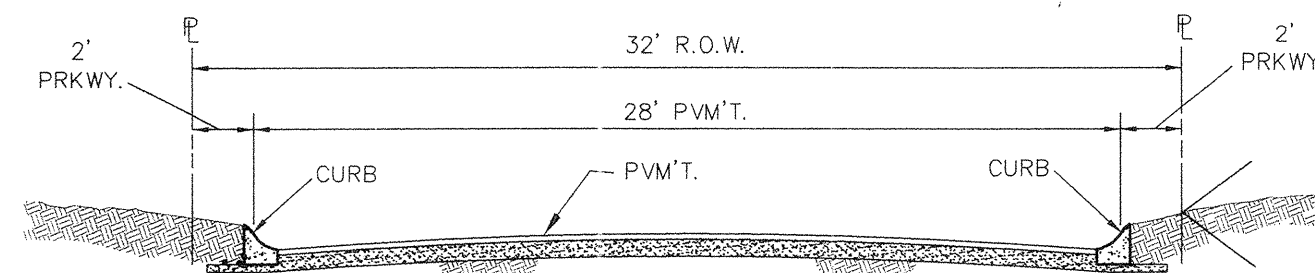


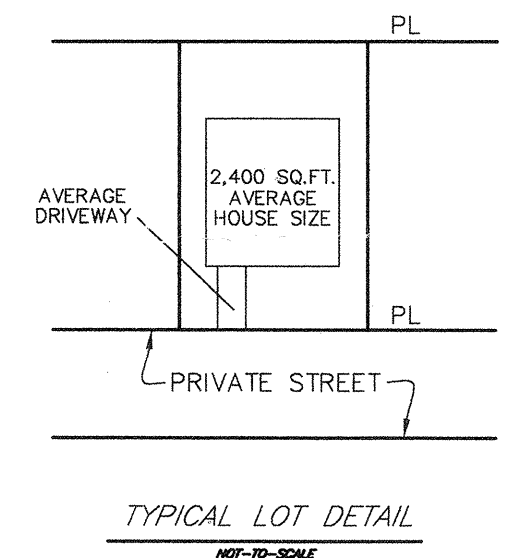
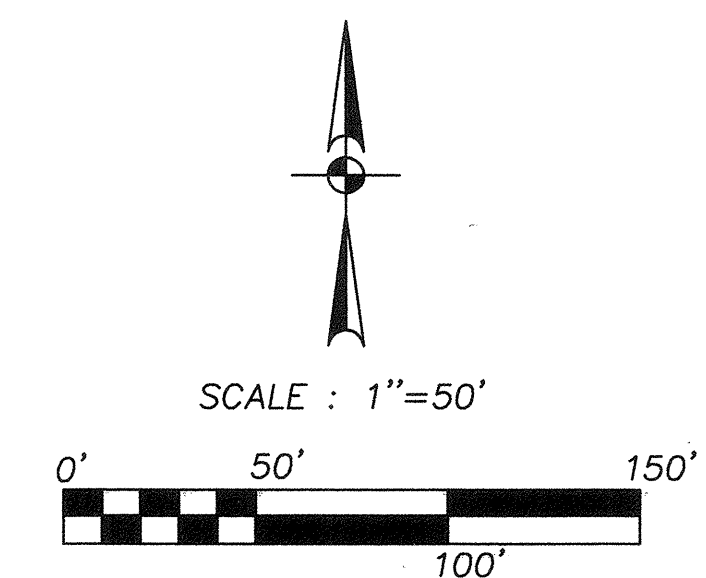
LOCATION MAP  
N.T.S.



TYPICAL STREET SECTION  
NOT-TO-SCALE

NOTES:

1. WATER SERVICE TO BE PROVIDED BY SWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SWS
3. ELECTRIC SERVICE TO BE PROVIDED BY CPS
4. GAS SERVICE TO BE PROVIDED BY CPS
5. TELEPHONE SERVICE TO BE PROVIDED BY S.W.B. TELE.
6. CA. TV SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
7. ALL PRIVATE STREETS AND GREENBELTS ARE DESIGNATED AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV. EASEMENTS.
8. ALL STREETS WITHIN THE PUD RESIDENTIAL DEVELOPMENT WILL BE PRIVATE AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506(D)(5) OF THE UNIFIED DEVELOPMENT CODE.
10. STREETS SHALL CONFORM TO TRAFFIC CALMING REQUIREMENTS OF SECTION 35-506(T) OF THE UNIFIED DEVELOPMENT CODE.
11. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONSTAR, 1953 (P.I.D. #AY1808) N:13731522.2197 E:2140520.8364, OBLATE, 1953 (P.I.D. #AY1961) N:13731295.2612 E:2127038.6019 BITTERS, 1953 (P.I.D. #AY0072) N:13756584.2745 E:2129377.7379
12. DIMENSIONS SHOWN ARE SURFACE SCALE OF 0.99983
13. BEARINGS MUST BE ROTATED 0°18'25" COUNTERCLOCKWISE TO MATCH N.A.D. 83
14. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAYS AS PER ARTICLE 5, DIVISION 2: 35-506(q)



OPEN SPACE RATIO AND DENSITY TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	141,657	3.252	
BUILDING COVERAGE AREA	36,000	0.8264	25.4
OTHER (STREET)	24,354	0.5591	17.2
OPEN SPACE	81,304	1.8665	57.4

DENSITY = 4.6 UNITS PER ACRE.

"R-6 ERZD PUD"  
ZONING/CONCEPT.

OWNER: ROSAS-6 INVESTMENT GROUP, LTD.  
2015 HIGH BLUFF  
HELOTES, TX. 78023

PHONE: 210-863-2725

#03-007

APPROVED  
PLANNED UNIT DEVELOPMENT

Planning Commission  
City of San Antonio  
3-24-04  
3-24-04

REVISIONS:  
10/20/03 - COMMENTS

PAPE-DAWSON ENGINEERS  
555 EAST RAMSEY  
SAN ANTONIO, TEXAS 78216  
PHONE: 210.375.9000  
FAX: 210.375.9010

NORTH HILLS VILLAGE UNIT-1A  
PLANNED UNIT DEVELOPMENT

JOB NO. 5488-00  
DATE JANUARY, 2003  
DESIGNER JP  
CHECKED DRAWN ISL  
SHEET 1 OF 1

#03-007



**A memo from the**  
**CITY of SAN ANTONIO**  
**Planning Department**  
**Master Development**

**TO:** Jesse Pacheco

**DATE:** March 24, 2004

**Address:** Pape-Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, Texas 78216

**FROM:** Michael O. Herrera, Special Projects Coordinator

**COPIES TO:** File

**SUBJECT:** # 03-007

**Name:** North Hills Villages, Unit 1A

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The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED  
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7873